

173.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

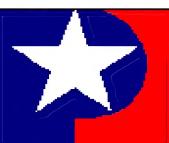
694,900 / 694,900

USE VALUE:

694,900 / 694,900

ASSESSED:

694,900 / 694,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
106		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RADVILLE KATHARINE/TRUSTEE	
Owner 2: SU ALDAR/TRUSTEE	
Owner 3: SU FAMILY TRUST	

Street 1: 106 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SU ALDAR -

Owner 2: RADVILLE KATHARINE -

Street 1: 106 PAUL REVERE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 2,740 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1446 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2740		Sq. Ft.	Site		0	70.	1.74	6			Topo	-5					333,964						334,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							2740.000		356,400		4,500		334,000		694,900							
Total Card							0.063		356,400		4,500		334,000		694,900		Entered Lot Size					
Total Parcel							0.063		356,400		4,500		334,000		694,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		480.57		/Parcel: 480.5				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
173.0-0001-0007.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	356,500	4500	2,740.	334,000	695,000	695,000
2019	101	FV	301,700	4600	2,740.	329,200	635,500	635,500
2018	101	FV	288,600	3700	2,740.	252,900	545,200	545,200
2017	101	FV	288,600	3700	2,740.	238,500	530,800	530,800
2016	101	FV	288,600	3700	2,740.	219,500	511,800	511,800
2015	101	FV	269,100	3700	2,740.	205,100	477,900	477,900
2014	101	FV	269,100	3700	2,740.	188,900	461,700	461,700
2013	101	FV	269,100	3700	2,740.	188,900	461,700	461,700

Parcel ID

173.0-0001-0007.0

!13398!

PRINT

Date Time

12/11/20 03:21:41

LAST REV

Date Time

08/28/18 10:23:29

apro

13398

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SU ALDAR,	69253-570		5/9/2017	Convenience		1	No	No	
QUINN EDMUND	53897-546		11/24/2009		464,200	No	No		
SULLIVAN PETER	52752-5		5/12/2009	Change>Sale	295,000	No	No		
LEWIS ELIZABETH	50958-351		3/31/2008	Family		1	No	No	
	6441-73		4/10/1970				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2032	Redo Bas	30,110	O				create fam rm in b
4/27/2016	529	Solar Pa	1,696					solar array
5/10/2013	667	Solar Pa	9,700	C				
5/13/2009	344	Redo Kit	20,000					REDO 2 BATHS
9/14/2006	771	Re-Roof	8,355	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Inspected	CC	Chris C
7/2/2018	MEAS&NOTICE	CC	Chris C
6/18/2013	Info Fm Prmt	EMK	Ellen K
9/22/2010	Info Fm Prmt	BR	B Rossignol
10/17/2008	Measured	197	PATRIOT
2/23/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA

_____/_____/_____

EXTERIOR INFORMATION

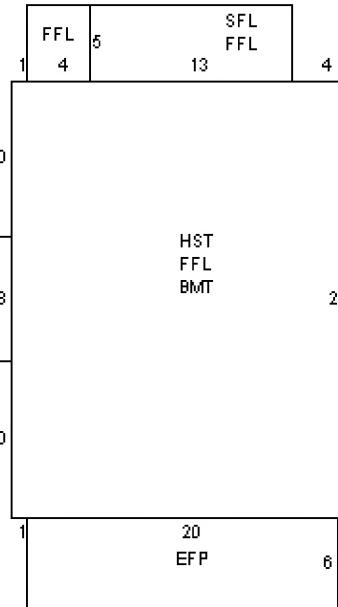
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 2
	Baths: 2	HB: 1

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION	
Phys Cond:	VG - Very Good
Functional:	
Economic:	
Special:	
Override:	
Total:	4.6 %

CALC SUMMARY	
Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj \$ / SQ:	171.139
Other Features:	95515
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373558
Depreciation:	17184
Depreciated Total:	356375

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
	Juris. Factor: 1.00	Before Depr: 188.25
Special Features: 0	Val/Su Net: 190.18	
Final Total: 356400	Val/Su SzAd: 313.18	

REMODELING

RES BREAKDOWN	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
2	8
2	8

SUB AREA

SUB AREA		SUB AREA DETAIL	
Code	Description	Area - SQ	Rate - AV
FFL	First Floor	765	171.140
BMT	Basement	616	70.590
HST	Half Story	308	171.140
EFP	Enclos Porch	120	48.670
SFL	Second Floor	65	171.140
Net Sketched Area:		1,874	Total: 244,083
Size Ad	1138	Gross Are	2182
		FinArea	1446

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	12X20	A	AV	2010	3.81	T	7.2	101			800			800

More: N

Total Yard Items: 4,500 Total Special Features: Total: 4,500